



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: **MP-6**

March 31, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HACIENDA BOULEVARD - PARCELS 16-1EX AND 16-2EX  
SALE OF SURPLUS PROPERTY - LA HABRA HEIGHTS  
SUPERVISORIAL DISTRICT 4  
4 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Hacienda Boulevard, Parcels 16-1EX and 16-2EX (3± acres), to be excess property. The parcels are located on the west side of Hacienda Boulevard, south of West Road, in the City of La Habra Heights.
3. Authorize the sale of Parcels 16-1EX and 16-2EX to the City of La Habra Heights, for \$480,000, of which \$240,000 has been paid, with the balance of \$240,000 to be paid over five years at an interest rate of two percent per annum in five equal annual installments of \$50,918.01.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the County of Los Angeles to sell its fee interest in Hacienda Boulevard, Parcels 16-1EX and 16-2EX, to the City of La Habra Heights. The County acquired the fee title to Parcels 16-1EX and 16-2EX as part of the land needed for the Hacienda Boulevard expansion project. The project has been abandoned, and the subject parcels lie outside of the required right of way.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The City has agreed to pay the proposed selling price of \$480,000 which represents the market value. The City paid 50 percent of the purchase price, or \$240,000, which has been deposited into the Road Fund. The balance of \$240,000 is to be paid over the next five years at an interest rate of two percent per annum in five equal annual installments of \$50,918.01. The balance will be secured by a Note and Deed of Trust executed by the City.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This conveyance is authorized by Government Code Section 25365. A notice of the Board of Supervisors' intended action has been published pursuant to Government Code Sections 6061 and 25365. The Quitclaim Deed will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Section 15312 of State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors  
March 31, 2005  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the County's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

OM:psr  
P6:\BD LTR HACIENDA BLVD

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

City of La Habra Heights  
1245 North Hacienda Road  
La Habra Heights, CA 90631  
Attn: John F. Hendrickson  
City Manager

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:  
8237-032-901

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF LA HABRA HEIGHTS, a municipal corporation, all its right, title, and interest in and to the real property in the City of La Habra Heights, County of Los Angeles, State of California, described in Exhibit "A", and shown on Exhibit "B" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
County of Los Angeles

(COUNTY-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

KDR:in  
P:Conf:qcdHACIENDA16-1EX.doc

**HACIENDA BOULEVARD**  
**Parcels 16-1EX and 16-2EX**  
File with: Hacienda Boulevard (16)  
S.D. 4 M0177006

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

(COUNTY-SEAL)

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

## EXHIBIT "A"

### **Hacienda Boulevard Parcels 16-1EX and 16-2EX**

File With: Hacienda  
Boulevard (16)

A.M.B. 8237-032-901

T.G. 708-C3

I.M. 279-137

S.D. Fourth District

Job No. M0177006

## LEGAL DESCRIPTION

### PARCELS 16-1EX AND 6-2EX

Those portions of Lots 1 and 47, Division 186, Region 46, Rancho La Habra, as shown on map recorded in Book 2, pages 1 to 42, inclusive, of Official Records, in the Office of the Recorder of the County of Los Angeles, described as Parcels 16-1 and 16-2 in deeds recorded on August 12, 1960, as Document No. 3809, and recorded on December 2, 1960, as Document No. 4259, of Official Records, in the office of said Recorder.

Containing: 3± Acres

SUBJECT to an easement to the County of Los Angeles for sewer purposes upon, over, and across the above-mentioned Parcels 16-1 and 16-2, said easement being 10 feet wide, lying 5 feet on each side of the following described line:

Beginning at the intersection of a line parallel with and 10 feet southwesterly, measured at right angles, from the center line of West Road, as shown on map of Tract No. 41089, filed in Book 1083, pages 82 to 87, inclusive, of Maps, in the office of said Recorder, and a line parallel with and 16.46 feet northwesterly, measured at right angles, from the center line of Hacienda Boulevard, 50 feet wide, as shown on said last mentioned map; thence South 52°40'31" West 168 feet; thence South 23°35'15" West 268 feet; thence South 23°24'42" West 350 feet.

The sidelines of above-described 10-foot-wide strip of land shall be prolonged or shortened at the beginning and end thereof so as to terminate in the westerly sideline of Hacienda Boulevard, 50 feet wide, as shown on said Rancho La Habra.

Description Approved

SEP 27 2004

DONALD L. WOLFE

Interim Director of Public Works

By *Carolito V. Bustabal*  
Deputy

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

RH:bw:P5:2740

